

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL  
PLANNING GROUP. Minutes of the meeting on 9 March 2009.

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Item 1. Chairperson Wally Riggs called the meeting to order at 1903 hours and the Pledge of Allegiance was recited. **DEPARTMENT OF PLANNING AND LAND USE**

- Planning Group members Dillard, Ulm, Slagill, Bowen, Walls, Riggs, Bretz, Manning, Vandover, Harris, Myrick, Hertel and Gabler were present, forming a quorum of 13.
- Group member Smith was absent, but excused. Group member Crocker was absent, but not excused.
- Requested corrections to the minutes of the meeting on 9 February 2009 include: 1) Page 2, first bullet, change "TPM 2117" to "TPM 21117"; and 2) Page 3, second bullet, part 2, change "Valle de Oro Subregion" to Valle de Oro Planning Area".
- Pat Ulm moved that the Planning Group approves the minutes of the meeting on 9 February 2009 with the requested corrections above. The motion passed (11 yes; 0 no; 2 abstain: Manning and Hertel).
- Wally Riggs requested approval for a reimbursement of \$97.47 for his purchase of a printer cartridge (\$27.47) and his payment of the annual Post Office Box fee (\$70.00) for the Planning Group. Phil Hertel moved that the Planning Group approves Riggs' reimbursement request for \$97.47.

Item 2. Announcements.

Mary Manning (Harbison Canyon) announced she had learned the San Diego Rural Fire District Board may adopt a policy requiring that, in order to protect the privacy of fire fighters living at stations, only fire station business can be conducted at Rural Fire District stations, and public meetings are not allowed in the stations; and she pointed out that this would exclude the Planning Group from holding its meetings at the Dehesa Fire Station.

Wally Riggs (Dehesa) announced that:

- Janet Dillard has been appointed by the Board of Supervisors to Seat 1 (Crest) of the Planning Group;
- Phil Hertel was certified by the County as re-elected to Seat 13 (Granite Hills);
- Planning Group members must mail their Form 700 Financial Disclosure statement to the County by 31 March, and that he can provide blank forms to anyone needing them;
- County Department of Planning and Land Use will conduct annual "mandatory" training workshops for Planning Group members on 20 March at DPLU, and on 21 March at Wells Park, El Cajon;
- Christiansen Day Care Center has been approved by the County for up to 14 children with the restriction that day care activities must cease by 6 PM and all night care may not be provided; other conditions are required; and the current approval of this day care center means, due to County ordinance, that the pending Vitale Day Care Center application now cannot be approved for more than 8 children since it is located within 500' of the Christiansen business.

Item 3a. Open Forum. No one requested to speak.

Item 3b. Group Forum. No one requested to speak.

<Chairperson Wally Riggs changed the order of agenda items, moving Items 8a and 8b, New Business, ahead of Item 4. >

Item 8a. New Business. Harbison Canyon and Dehesa Fire Station. Deena Raver, County DPLU Fire Rebuild Liaison, informed the Planning Group that there is an opportunity to seek funding for rural fire stations from a program of public grants that is part of the federal Economic Stimulus Package. The Harbison Canyon Fire Station addition for crew quarters (already planned in concept) is an excellent candidate project for the grant. Replacement of the Dehesa Fire Station with a joint venue station with the Sycuan Reservation Fire Station is another. However, selected projects must begin construction within 120 days after grants are awarded, and this does not allow adequate time for following normal County DPLU planning procedures after notification of funding approval. In particular, there is not sufficient time to carry out the site plan review process with the Planning Group. The Director of DPLU has the authority to waive site plan reviews but would like to have the Planning Group's agreement for such a waiver.

Planning Group members and the public expressed concerns and questions about the proposed joint venue station project that would replace the existing Dehesa Fire Station, and about the possibility of including an upgrade of the Crest Fire Station in the grant proposal being prepared.

Pat Ulm moved 1) that the Planning Group recommends approval of granting a waiver of the site plan review process specifically for the Harbison Canyon Fire Station addition project, conditioned on it following the existing plan for a crew quarters addition; 2) that the Planning Group does not recommend approval of granting a waiver of the site plan review process for the Dehesa Fire Station replacement project until property ownership questions concerning the site and built facilities are answered; and that the Planning Group requests and recommends that improvements to the Crest Fire Station facility also be included in the fire station grant proposal. The motion passed (13 yes; 0 no; 0 abstain).

Item 8b. New Business. Sycuan Tribe Presentation. Sycuan Tribal Chairman Danny Tucker introduced several members and officers of the Tribal Council, and several of its administrators. Chairman Tucker explained that the Sycuan Tribe declined to adopt the Amended Compact due to economic conditions, so that the 1999 Compact which expires in 2020 governs gaming on the Reservation; that the Dehesa Fire Station joint venue project is a very recent idea, although the Tribe has been planning a new fire station facility for the Reservation adjacent to Dehesa Road for some time; that most of the property purchased by the Tribe and taken into Trust will only be used for housing or left undeveloped; and that the Tribe has been trying to annex the Reservation and its other property to Otay or Padre Dam Water Districts for water service.

Sycuan Tribe representatives answered questions from the Planning Group and the public about several topics and provided the following information:

- The Notice of Intent to adopt a Negative Declaration for the Otay Water District annexation project has been withdrawn, a revised project description is being prepared, and a revised Notice of Intent will be re-issued.
- Sycuan Tribe seeks annexation to a water district for water service; it doesn't need sewer service; the Tribe has a package sewage treatment plant that makes reclaimed water treated to a tertiary level; it is more economical for the Tribe to expand its existing package plant than to connect to water district sewer service.
- A few residential houses may be built "here and there" on the Sand Plant property some day, but what you see now is what it will look like for years; there could be a baseball field constructed in the agricultural field across Dehesa Road from Dehesa School; the number and location of hiking and riding trails is a negotiable matter.
- Sycuan Tribe does not want off road vehicle activity entering the Sweetwater River floodway and river bottom from Sloane Canyon Road; it regards this activity as trespassing and the Tribe has been cooperating with the County Sheriff to have trespassers cited; the Tribe does have an approved motorcycle track elsewhere on the Reservation.
- The Tribe has met several times with County DPLU concerning the Sand Plant property reclamation plan, and it is preparing a proposal for a reclamation program and compliance with U.S. Fish and Wildlife Service requirements.
- The Tribe has applied for Trust Status for the property it purchased at the corner of Dehesa Road and Harbison Canyon Road; the County currently zones this property commercial, but the Tribe does not have specific development plans.
- If annexation to the Otay Water District occurs, water service could be extended to the Reservation through the Smith Ranch property, or it could be extended along Dehesa Road to interconnect with the Padre Dam Water District water line.
- The existing plans and permits governing the Sand Plant property need to be completely re-evaluated concerning the relevance and applicability of various conditions and requirements; some conditions can't be met since the expected sand mining did not occur; the Tribe will honor all existing legal requirements.

There was no Planning Group action associated with this agenda item.

Item 4a. Committee Report. 2020 General Plan. Jack Vandover reported that at its last meeting the Steering Committee continued its discussion of the Draft General Plan, and that Draft Community Plans are being prepared for review.

Item 4b. Committee Report. Subregional Community Boundaries Committee. Lory Walls reported that the committee revised its proposal to only adjust community boundaries within the Crest-Dehesa-Granite Hills-Harbison Canyon Subregion, and not also within the Valle de Oro Planning Area.

Lory Walls moved that the Planning Group recommends approval of the proposed changes to the community boundaries map for the Granite Hills, Crest and Dehesa areas

of the Subregion, provided that these boundary adjustments do not change the number of seats on the Planning Group for each of these areas of the Subregion. The motion passed (13 yes; 0 no; 0 abstain).

Item 5a. Private Project Proposal. TPM 21133 RPL1, Carnevale, 1863 Harbison Canyon Road. Bill Bretz reviewed this project for the Planning Group, briefly discussing details of the replacement map concerning setbacks, access roads, reduced grading imbalance, and street lighting. Mr. Anthony Carnavale was present and answered questions about the project concerning storm water runoff containment, easements and required setbacks.

Bill Bretz moved that the Planning Group recommends approval of TPM 21133 RPL with the conditions 1) that the 12 street lights proposed be eliminated, and 2) the plan is modified to be in compliance with the street light policy of the Subregional Community Plan, with lights located only at street intersections. The motion passed (12 yes; 1 no; 0 abstain).

Item 5b. Private Project Proposal. Cricket Cellular Phone Antenna Site, 1335 A La Cresta Boulevard. Mr. Orozco from Cricket described a proposed cellular phone antenna project that is located on the commercial site of the Rainbow Market in Crest. He said Cricket considered the Crest Community Center/Nancy Jane Park, but that since it is not a commercial site it is not preferred. Pat Ulm (Crest) asked if the Cricket cellular phone antenna could be located at Crest Community Center/Nancy Jane Park although it is not zoned commercial, and she suggested the Crest Community Association should consider the impacts to the CCC of an antenna project on the Center site.

Chairman Wally Riggs tabled and continued this agenda item until the April meeting.

Item 6. Public Project Proposal. Planning Area Community Plan. Jack Vandover reviewed the process of revising the Community Plan for the 2020 General Plan. Discussion led to agreement that to collect comments in a useful consistent format, a numbered line copy of the draft Plan would be put on the Planning Group web site for reference, and also a downloadable comment form. Vandover requested that all comments be submitted by 18 March.

Item 7. Unfinished Business. Microwave Tower Removal, Alta Lane, Crest. Pat Ulm reviewed for the Group the known history of the microwave antenna tower on Alta Lane. She mentioned that contrary to her memory that the 1981 installation of the microwave tower was a legal, permitted project; the County now claims that the tower was built illegally without a permit. No action was taken.

Item 8c. New Business. Septic System Regulation. Bill Bretz reviewed for the Group the overwhelmingly negative public response to AB 885 regulations on septic tanks proposed by the State Water Resources Control Board, and reported that the WRCB plans to review and modify its proposal, and will circulate a revised proposal for additional public review and comments in the future. No action was taken.

<As an Item 8b follow-up, Jeff Myrick suggested that the Planning Group requests the Rural Fire District Board to address the issue of ownership of the Dehesa Fire Station

facility and land as an agenda item at a future RFD Board meeting. Chairperson Wally Riggs agreed to make such a request. >

<Pat Ulm moved adjournment at 2020 hours. The motion passed unanimously. >

Respectfully submitted, William L. Bretz (Secretary)